# Development Control – Delegated Officer Report

**Application Number: AWDM/1176/16** **Recommendation – Approve**

**Site:** **7 Feversham Close**

**Proposal:** **Proposed side/rear extension to northeast corner of existing building**

**Date of site visit:** 02-09-16

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application property is a semi-detached bungalow in an outer suburb of Shoreham, residential in its character. The garden plot is wedge shaped with a free standing garage in it.

The proposal is for a single storey rear extension to measure (at max) 3.9 metres in height, 6.8 metres in length, and 8.1 metres in width (full details shown on the submitted drawings).

**Relevant site history**
None

**Consultations**
***Southern Water:*** *Add informative*
***Adur & Worthing Councils Environmental Health Officer:*** impose precautionary condition and PFA informative

**Representations**
None

**Relevant Planning Policies**
National Planning Policy Framework
Adur District Local Plan saved policies: AG1, AH7

**Planning Assessment**

***Principle***

Upgrading of residential accommodation is acceptable in principle.

***Visual amenity***

The rear extension is sympathetically domestic in its scale and of sympathetic form and shape. Its fenestration would match that of the host dwelling. Exterior materials and finishes would match.

***Residential amenity***

The extension is well removed from neighbouring buildings to avoid harmful overbearing/overshadowing or loss of privacy/overlooking arising.

***Contamination***

The site is some 70 metres distant from the nearest identified contaminated site, so an informative would be sufficient in alerting the homeowner to the risk.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard time limit
3. Exterior materials and finishes to match

***Informative***

*The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.*

*A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk*

**Is recommendation contrary to letter(s) of representation? N**

Case Officer: Matthew Porter Date: 5-09-2016

Authorised by: Peter Barnett Date: 5 September 2016